



Planning Team Meeting 2 Summary

1.1 Date, Time, Location

- Meeting Date: July 12, 2022
- Time: 2:00 PM – 4:00 PM
- Location: Virtual

1.2 Project Staff

- Jacob Howard, Senior Planner, City of San Antonio Planning Department
- Andy Rutz, Project Director, MIG
- Saul Velazquez, Project Associate, MIG
- Matt Prosser, Principal, EPS
- Gretchen Roufs, AMS

1.3 Planning Team Attendees

[ATTENDANCE NOT FORMALLY TAKEN]

- David Bemporad, Great Springs Project
- Karen Bishop, SA River Authority
- Christina Castaño, VIA Metropolitan Transit
- Brenda Crawford, Northstar Mall
- Kathleen Clancy, Hunter's Mill HOA
- Fr. Simon Dawood, St. Demiana Coptic Orthodox Church
- Libby Day, Shearer Hills / Ridgeview Neighborhood Association
- Cindy Dorantes, Texas Restaurant Association
- Jeff Fair, SA Chamber of Commerce
- Paul Foster, CM Foster Group
- Gary Gibbons, Greater Harmony Hills Neighborhood Association
- Ryan Hall, Aviation Department
- Joshua Heiss, Aviation Department
- Art Herrera, VIA Metropolitan Transit
- Matthew Hosack, SA Hotel and Lodging Association
- Marilyn Jowdy, Blossom Park Neighborhood Association
- Brian Hummel, Resident
- Michelle Madson, SA Hotel and Lodging Association
- Stephen McGuire, Walkers Ranch Neighborhood
- Ellen Moskalik, Cesar Chavez Foundation
- Terry Palmer, Forest Oak Neighborhood Association
- Donna Thompson, Arboretum
- Neighborhood Association / Bluffview
- Ileana Sandoval, Council District 9
- Steve Southers, Aviation Department
- Samantha Wickwire, Council District 10
- Tammy Wincott, Hunter's Mill HOA

1.4 Meeting Objectives

The purpose of Planning Team Meeting #2 was to discuss the sub-area's draft vision and goals statement, identify potential focus areas, and provide a brief introduction to land use. Additional information about VIA Metropolitan's Advanced Rapid Transit Project was shared with attendees.

1.5 Meeting Agenda

- a. Introductions
- b. VIA Advanced Rapid Transit Project Overview
- c. Re-Cap of Planning Team #1, Community Meeting #1, and Survey #1
 - Key Themes
 - Draft Vision & Goals Statement
- d. PT #2 Objectives
 - Focus Area Identification
- e. Next Steps

a. Welcome and Introductions

Project staff introduced themselves, and planning team members were asked to introduce themselves, stating their name and their affiliated organization (if any).

b. VIA Advanced Rapid Transit Project

The VIA Metropolitan Transportation Authority gave a short presentation (approximately 10 minutes) outlining ongoing planning for the Advanced Rapid Transit line that follows San Pedro through the plan area. Project status, timeline, and opportunities for future input on the project were provided to planning team members. Planning team members were able to ask questions of VIA staff.

c. Re-Cap of Planning Team #1, Community Meeting #1, and Survey #1

Project staff reported on recent public outreach efforts for the project, including the number of participants and comments received during Community Meeting #1 and Survey #1. Based on input, a list of key themes was identified from which a draft vision and goals statement was developed and presented to the planning team for input. A revised draft vision and goals will be presented at Community Meeting #2 for input from the public before being finalized.

KEY THEMES

The following is a list of the key themes that broadly align with community input to date:

- Location / Access
- Bike access / Walkability
- Public Transportation
- Destinations
- Safety
- Maintenance / Code Enforcement
- Noise
- Parks / Trails

DRAFT VISION AND GOALS STATEMENT FOR PLANNING TEAM REVIEW

The following is a draft Vision and Goals statement developed using community input:

The Greater Airport Area Regional Center is a successful employment center with a variety of small and large businesses, including shops, restaurants, and entertainment venues, that serve the area's diverse and safe neighborhoods, the City, and are compatible with Airport operations. Residents and visitors enjoy a well-distributed and maintained parks, open space, and trail system, and complete streets with safe and comfortable pedestrian, bicycle and transit options.

- 1. Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.*
- 2. Improve existing streets and create new connections that are truly multimodal, aesthetically pleasing and provide storm water benefits.*
- 3. Increase equitable access to parks, open space, trails and recreational amenities throughout the Regional Center.*
- 4. Address safety concerns and barriers created by transportation infrastructure of all types throughout the Regional Center.*
- 5. Improve comfort, safety and aesthetics throughout the Regional Center with trees, other urban greening, and integration of sustainable infrastructure.*
- 6. Enhance transit connections to amenities within the Greater Airport Regional Center, to Downtown, and to other Regional Centers in and outside of San Antonio for residents, employees, and visitors.*
- 7. Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.*

d. Planning Team Meeting #2 Objectives

FOCUS AREA IDENTIFICATION

Project staff presented the "Focus Area" concept to the Planning Team. Focus Areas are discrete sites or conditions that receive specific policy recommendations within a Sub-area plan. Focus Areas can include, but are not limited to, sites that are opportunities for future investments, improvement, preservation, or restoration. During the presentation, parcels within the Sub-area that are vacant or underutilized (i.e., private parcels with a combination of a low floor area ratio and a low improvement value to land value ratio) were presented as potential candidate Focus Areas.

Additionally, the following were suggested by staff as potential sites:

- Commercial centers, strips, or malls that are consistently less than fully occupied or surrounded by a significant amount of unused parking lots or vacant parcels
- Former industrial sites that could be adaptively reused for some other purpose
- Areas along transit corridors with vacant or underutilized parcels or retail spaces
- Major intersections or nodes in need of infrastructure improvements
- Special districts or bustling areas that may need investment or support to preserve the character or history of a community

INTRODUCTION TO LAND USE

Project staff presented a high-level overview of land use that included a discussion of how land use influences development and growth, how land use maps are created, who uses land use, and the limits of land use, as well as how it differs from zoning and building regulations. Land use will be discussed in more detail during Planning Team #3.

g. Next Steps

PLANNING TEAM MEETING #3: Planning Team Meeting #3 will be held virtually on Thursday, August 11th from 2:00 PM to 4:00 PM

NEIGHBORHOOD HOUSING SERVICES SHIP OVERVIEW: The SHIP overview will be held virtually on Wednesday, August 24th from 6:00 PM to 7:30 PM

PLANNING TEAM MEETING #4: Planning Team Meeting #3 will be held virtually on Thursday, September 15th from 2:00 PM to 4:00 PM

PROJECT MANAGER: Jacob Howard, City of San Antonio Planning Department

EMAIL: jacob.howard@sanantonio.gov

PHONE: (210) 207-5441